

Memorandum


MIAMI-DADE
COUNTY

Date: November 20, 2012

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 5(B)

From: Carlos A. Gimenez
Mayor



Subject: Resolution approving the Plat for ALTIS AT KENDALL COMMONS

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by SW 88 Street, on the east by SW 167 Avenue, on the south by SW 94 Terrace, and on the west approximately 100 feet northeasterly of SW 170 Passage. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources, Public Works and Waste Management (PWWM), and Water and Sewer, recommends approval and recording of this plat.

Scope

This plat is located within the boundaries of Commission District 11.

Fiscal Impact /Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$4,150.00 per year for the annual maintenance cost of all public roads adjoining and lying within the boundaries of this plat once constructed, which will be funded through the PWWM General Fund allocation.

Track Record/Monitor

The Regulatory and Economic Resources Department, Development Services Division administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

Background

ALTIS AT KENDALL COMMONS (T-23235)

- Located in Section 6, Township 55 South, Range 39 East
- Commission District: 11
- Zoning: TND
- Proposed Usage: Commercial and residential apartments
- Number of parcels: 38
- This plat meets concurrency

Plat Restriction

- That the Streets, Avenues, Courts, Passage, Path Places and Terrace, as illustrated on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

- That Tracts "X", "Z", "A1", "K1", and "L1" (the alley tracts) as illustrated on the plat, are hereby reserved for common areas for ingress and egress and installation and maintenance of public utilities and shall be owned and maintained in accordance with the Miami-Dade County approved Vizcaya in Kendall Community Development District.
- That Tracts "B1", "C1", "D1", "E1", "F1", "G1", "H1", "I1", and "J1", as illustrated on the plat, shall each be owned and maintained in perpetuity by the owner of the buildable Tract immediately adjacent thereto.
- That Tract "P", as depicted in the plat, shall be owned and maintained in perpetuity by the owner of Tract "O" or in accordance with the Miami-Dade County approved Vizcaya in Kendall Community Development District.
- That Tract "W", as depicted in the plat, shall be owned and maintained in perpetuity by the owner of Tract "A" or in accordance with the Miami-Dade County approved Vizcaya in Kendall Community Development District.

Developer's Obligation

- Mobilization, clearing, grubbing, paving, sidewalks, curb and gutter, valley gutter, curb, drainage, street name signs, traffic control signs, striping, detectable warning surfaces, landscaping and monumentation. Bonded under bond number 7857 in the amount of \$1,604,468.00.

To accommodate the Developer's deadlines and financial commitments, the resolution incorporates language to establish the effective date as the earlier of (1) ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.



Jack Osterholt, Deputy Mayor

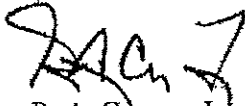


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: November 20, 2012

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(B)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☒ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(B)
11-20-12

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF ALTIS AT KENDALL COMMONS, LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 55 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 88 STREET, ON THE EAST BY SW 167 AVENUE, ON THE SOUTH BY SW 94 STREET, AND ON THE WEST APPROXIMATELY 100 FEET EAST OF SW 170 PASSAGE)

WHEREAS, Heartwood 92, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as ALTIS AT KENDALL COMMONS. A replat of Tracts "A" and "C" and a portion of Tract "D" of "Kendall Commons Square", according to the plat thereof, as recorded in Plat Book 168, at Page 93 of the Public Records of Miami-Dade County, Florida, and Tracts "F", "G", "H", "I", "K", "T", "U", "V", "W", "X", "Y", "Z", "A1", "B1", "C1", "D1", "E1", "F1", "G1", "H1", "I1", "J1", "K1", "O1", "P1", "Q1", "R1", "I3", "K3", "L3", "M3", "O3", "R3", "X3", "Y3", "Z3", "O4", "R4", "N6", "P6", "S6", "T6", "S8", "T8", and "V8", and portions of Tracts "H3", "J6", "L6", "M6", "Q6", "R6", "A7", "B7", "D7", "I7", and "L8" of "Kendall Commons", according to the plat thereof, as recorded in Plat Book 166, at Page 73, of the Public Records of Miami-Dade County, Florida, all lying and being in the Northeast 1/4 of Section 6, Township 55 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on

said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this Resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of November, 2012. This resolution shall become effective upon the earlier of (1) ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JM

John D. McInnis

ALTIS AT KENDALL COMMONS (T-23235)

SEC. 6, TWP. 55 S, RGE. 39 E

